

DOUGLAS COUNTY, NV

2018-912666

RPTT:\$526.50 Rec:\$35.00

\$561.50 Pgs=3

04/09/2018 01:03 PM

ETRCO

KAREN ELLISON, RECORDER

APN# : 1220-11-001-056

RPTT: \$526.50

Recording Requested By:

Western Title Company

Escrow No.: 041343-TEA

When Recorded Mail To:

TLA Investments, LLC

P.O. Box 2613

Minden, NV 89423

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature \_\_\_\_\_

Traci Adams

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timber Properties LLC, a Nevada limited liability company

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

TLA Investments, LLC, a Nevada limited liability company

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the North 1/2 of Section 11, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

BEGINNING at the Southeast corner of PARCEL 1 of the AMENDED FINAL MAP LDA 11-001 FOR OLD SAWMILL INDUSTRIAL PARK, recorded in Book 0611 at page 6536, as Document No. 785794 in the Official Records of said Douglas County; thence Westerly along the Southerly line of said PARCEL 1, North 89°11'19" West a distance of 933.61 feet to the TRUE POINT OF BEGINNING; thence North 00°49'27" East a distance of 283.55 feet to a point on the Southerly right-of-way line of Timber Court; thence Easterly along said right-of-way line South 89°06'42" East a distance of 154.20 feet; thence South 00°49'27" West a distance of 283.34 feet to a point on the Southerly line of said PARCEL 1; thence Westerly along said Southerly line North 89°11'19" West a distance of 154.20 feet to the TRUE POINT OF BEGINNING.

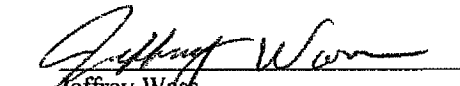
The above described parcel was previously shown as Lot 15, as shown on that certain Record of Survey #1 for OLD SAWMILL INDUSTRIAL PARK, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on May 20, 2009 in Book 509 at Page 5305 as Document No. 743581, in the Official Records of said Douglas County, Nevada.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sales Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 23, 2018, as Document No. 2018-910790 of Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 03/23/2018

Timber Properties, LLC,  
a Nevada limited liability company


  
Jeffrey Wass  
Manager

STATE OF Nevada  
COUNTY OF Douglas

} ss

This instrument was acknowledged before me on  
4/3/18

By Jeffrey Wass.

  
Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-11-001-056

2. Type of Property:  
 a)  Vacant Land                      b)  Single Fam. Res.  
 c)  Condo/Twnhse                      d)  2-4 Plex  
 e)  Apt. Bldg                              f)  Comm'l/Ind'l  
 g)  Agricultural                      h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$135,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_  
 Transfer Tax Value: \$135,000.00  
 Real Property Transfer Tax Due: \$526.50

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**

**Print Name:** Timber Properties LLC, a Nevada limited liability company  
**Address:** 1767 Solitude Lane  
**City:** Gardnerville  
**State:** NV **Zip:** 89410

**BUYER (GRANTEE) INFORMATION (REQUIRED)**

**Print Name:** TLA Investments, LLC, a Nevada limited liability company  
**Address:** P.O. Box 2613  
**City:** Minden  
**State:** NV **Zip:** 89423

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

**Print Name:** eTRCo, LLC. On behalf of Western Title Company  
**Address:** Douglas Office  
 1513 US Hwy 395 N Suite 101  
**City/State/Zip:** Gardnerville, NV 89410

**Esc. #:** 041343-TEA